

3311/08-2105GC01IdIFULL_LBC

25th May 2021



Westminster City Council
Development Planning
PO Box 732
Redhill
RH1 9FL

Dear Sir/Madam

**APPLICATION FOR PLANNING PERMISSION AND LISTED
BUILDING CONSENT
TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
ACT 1990**

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**FLAT 3 (2ND FLOOR) AND FLAT 4 (3RD FLOOR) 31/32 HYDE
PARK SQUARE LONDON W2 2NW**

On behalf of our client we enclose an application for the following development :-

“Change of use of existing 2 bed flat 3 (2nd floor) and 2 bed flat 4 (3rd floor) to create a 4 bed family duplex on 2nd and part 3rd floor and a one bed flat on 3rd floor and reinstatement of a staircase in original enclosure between flat 3 (2nd floor) and flat 4 (3rd floor) and closure of opening in original party wall at 3rd floor.”

This online application (Ref: PP-09879349) includes the following:-

1. Application Forms together with Certificate B;
2. CIL Forms;
3. This Covering Letter;
4. Site Location Plan, 2040 00-00
5. Application Drawing nos, prepared by RJH Architecture.

Existing Plans

2040-00-12 second floor plan as existing
2040-02-13 third floor plan as existing
2040-00-30 section AA as existing

Proposed Plans

2040-02-12 second floor plan as proposed
2040-02-13 third floor plan as proposed
2040-02-30 section AA as proposed

6. Design and Access Statement prepared by RJH Architecture;
7. Planning Statement prepared by Metropolis PD;
8. Heritage Assessment prepared by MVHC Ltd;
9. Payment of £407.00

Planning Permission is being sought for the re-configuration of two existing two bed apartments to create one family size duplex and a one bed apartment.

Listed Building Consent is being sought for the reconstruction of a staircase between Flat 3 on the 2nd floor and Flat 4 on the 3rd floor and closing of the opening in the party wall at 3rd floor level.

The stair will be contained within the original staircase enclosure of No 31. As explained in the Heritage Statement the original staircase was removed in conversion works during the 1950's.

It is also proposed to close the opening made in the party wall in the 1950's between 31 and 32 at third floor level.

The Heritage Statement assess the works in relation to the Listed Building and notes that they have a minor impact upon the special interest of the building with benefits from the re-instatement of the stairs in its original location in an appropriate style.

The planning and listed building implications were reviewed in a pre-application meeting on 11th May 2021 and were agreed to be in accordance with development plan policy and heritage considerations for the reasons set out in the Planning Statement and the Heritage Assessment.

I would be grateful to receive your early acknowledgement and to continue a dialogue with you as the application is progressed.

Yours faithfully



Greg Cooper
Director

Encl